

## Rickmansworth The Pennsylvanian 115-117 High Street Hertfordshire WD3 1AN

- Freehold Public House Investment
- Affluent and popular town centre location
- Let to JD Wetherspoon plc on a lease expiring in 2034 (1)
- Includes second floor residential accommodation (sublet on a lease expiring in 2083)
- Adjacent to Superdrug and opposite Post Office, Clarks and Iceland
- Outstanding Rent Review March 2014
- Total Current Rent Reserved  
**£125,918 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.



### Tenure

Freehold.

### Location

Rickmansworth is a prosperous commuter town situated on the River Colne approximately 18 miles north-west of Central London and 4 miles south-west of Watford. The town benefits from its proximity to the M25 Motorway, with both Junctions 17 and 18 being within 1 mile and has good rail and underground (Metropolitan Line) communications to central London.

The property is well situated on the south side of the High Street being close to its junction with Church Street and Northway. There are numerous multiple retailers nearby including Superdrug (adjacent), Post Office, Clarks, Iceland (all opposite), as well as Boots Opticians, Santander, Nationwide, Specsavers, WH Smith, Boots the Chemist, HSBC, Caffé Nero and many others.

### Description

The property is arranged on ground and two upper floors to provide a ground floor bar and restaurant (approx 118 covers) with WC's, staff and ancillary accommodation at first floor level. The second floor provides residential accommodation which is accessed via its own entrance fronting High Street and has been sub-let on a long lease. There is an enclosed outdoor area to the rear which is presently used for bin and barrel storage and a car park beyond, which is accessed from Bury Lane.

The property provides the following accommodation and dimensions:

Gross Frontage (inc resi access)	9.25 m	(30' 4")
Net Frontage	7.65 m	(25' 2")
Ground Floor GIA	364.70 sq m	(3,926 sq ft)
First Floor GIA	169.65 sq m	(1,826 sq ft)
Second Floor – Residential (Not Inspected)		

### Tenancy

The entire property is at present let to JD WETHERSPOON PLC (t/a Pennsylvanian) for a term of 35 years from 31st March 1999 at a current rent of £125,918 per annum. The lease provides for rent reviews every fifth year and thereafter 5 yearly upward only reviews and contains full repairing and insuring covenants. There is a tenant's option to determine the lease in 2029 (1). The second floor has been sub-let on a 99 year lease from 25th December 1984.

### Tenant Information

No. of Branches: 900+.

Website Address: [www.jdwetherspoon.co.uk](http://www.jdwetherspoon.co.uk)

For the year ended July 2013, JD Wetherspoon plc reported a turnover of £1,280,929,000, a pre-tax profit of £57,143,000, shareholders' funds of £214,915,000 and a net worth of £194,749,000. (Source: riskdisk.com 04.06.2014.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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